



**Regular Meeting Minutes
Monday, March 23, 2026**

The California State University Channel Islands Site Authority (SA) met on Monday, March 23, 2026, at 6:00 p.m. In the John Spoor Broome Library, Broome Library Exhibition Hall 1320, Camarillo St., Camarillo, CA.

Site Authority Board Chairperson called the meeting to order at 6:02 p.m. A quorum was established.

Members present:

Laura Hernandez, Chair; Vianey Lopez, Vice Chair; Trustee Larry Adamson; Interim President Sue Andrzejewski; Assistant Vice Chancellor Robert Eaton; Assistant Vice Chancellor Paul Gannoe; Supervisor Jeff Gorell

Regrets:

Supervisor Kelly Long, City Councilmember Martita Martinez-Bravo

Alternates present:

None

Others present: Michelle Hasendonckx, Executive-in-Charge; Catherine Barrad, University Counsel; Stephanie Bracamontes, Controller; Troy Brown, Site Authority General Manager; Celina Zacarias, Executive Director of Community & Government Relations; Christina Sotelo, Secretary

OPENING STATEMENTS

Chairperson Laura Hernandez opened the Site Authority meeting.

The statement outlining the purpose of the Site Authority was read aloud to the Board.

The Site Authority's objective is to foster the redevelopment of the site in a way that financially supports the continued growth of the campus. This includes promoting development through tax incentives while preserving the site's character and pursuing revenue-generating activities to advance the educational mission and beneficial use of the campus and its environs. This includes the support of educational and campus-related initiatives. The Site Authority also aims to deliver economic, cultural, and social benefits to the surrounding region.

Chairperson Hernandez called for public comment (pursuant to Government Code Section 11125.7).

Public Comment Period

Mary Kennedy, Chairperson of the Homeowners Advisory Council, welcomed Troy Brown in his new role as the Site Authority Manager. She expressed appreciation for the removal of the governance documents from the agenda to allow additional review. She stated concerns that the proposed structure could limit committee participation and issue resolution within the community. Ms. Kennedy expressed support for revisiting the governance documents and stated that this is an opportunity to improve collaboration between the community and the Site Authority Board.

Sandi Boyd expressed appreciation for the organizational changes and the appointment of Troy Brown as the first dedicated Site Authority Manager. She stated that the new structure could help improve communication and resolution of community issues and expressed optimism about working collaboratively with Site Authority leadership moving forward.

Tom Bokhart requested an update on the community evacuation plan and asked if any revised plan or lessons learned from prior evacuations could be shared with residents. He also requested a response to previously submitted community questions regarding CalTRUST investment reports and reserve fund reporting. Mr. Bokhart expressed concern regarding long-term reserve funding levels for the townhomes and requested that future budget materials include additional reserve funding disclosures to help residents better understand long-term funding obligations and potential special assessment risks.

Chairperson Hernandez acknowledged the public comments.

Board Member Comment Period

Chairperson Hernandez asked if there were any comments.

Troy Brown stated that the Anacapa Canyon and University Glen operational reports will be posted monthly on the Site Authority website and distributed electronically to maintain public access and transparency.

No further comments were made.

CONSENT AGENDA

- ACTION: Approval of Site Authority Board Minutes of December 1, 2025 (Sotelo)
- INFORMATION: Delegation of Authority Update (Hasendonckx)
- INFORMATION: Anacapa Canyon Operations Report (Brown)
- INFORMATION: University Glen Operations Report (Brown)
- INFORMATION: CI Power/DWR Update (Brown)
- INFORMATION: Financial Report-2nd quarter 12/31/2025 (Bracamontes)
- INFORMATION: Quarterly Investment Report (Bracamontes)
- INFORMATION: Chancellor's Office Audit Findings-Update (Brown)

Approve Consent Agenda

Motion was made by Larry Adamson to approve the Consent Agenda. The motion was seconded by Jeff Gorell and carried unanimously by roll-call vote.

INFORMATION AND ACTION ITEMS

ACTION ITEM: Board Workshop Date/Funding (Brown)

Troy Brown presented a request for the Board to schedule a strategic planning workshop and approve funding for facilitation services. Mr. Brown stated that the Board directed staff in September 2025 to coordinate a strategic planning workshop focused on long-term priorities, including capital improvements, governance, and community engagement. Site Authority staff solicited and evaluated proposals from multiple facilitators and selected Raftelis Financial Consultants, Inc. (RFC) to facilitate the workshop. The facilitation agreement will be executed with the staff's delegated spending authority.

The Board discussed potential dates and format options for the workshop, including holding the session in conjunction with a regular Board meeting. Board members expressed the importance of allowing sufficient time for discussion of governance and strategic planning topics. Consensus was reached to hold the workshop on September 14, 2026, beginning at noon, with the location to be determined on campus.

Motion was made by Larry Adamson to approve September 14, 2026, as the date for the strategic planning workshop and to approve up to \$15,000 for facilitation services. The motion was seconded by Robert Eaton and carried unanimously by roll-call vote.

INFORMATION: University Glen Governance Structure Update (Brown)

Troy Brown reported that staff had continued reviewing the proposed governance documents and identified areas that needed additional clarification before returning the documents to the Board. Mr. Brown stated that staff did not intend to restart the process but instead refine the existing draft in coordination with the community before bringing it back for future consideration. The item was removed from the agenda and will return at a future meeting. Larry Adamson emphasized the importance of ensuring that community leadership has adequate opportunity to review and provide input on the governance documents before they are brought back to the Board for consideration.

INFORMATION: Campus Update (Andrzejewski)

The Interim President updated the Board on the following items:

- CSU Channel Islands reported Spring 2026 enrollment growth for the second consecutive semester compared to the prior year. The University also extended the Fall 2026 application deadline through June and continues promoting the Channel Islands Tuition Promise program to support affordability and student recruitment.
- CSU Channel Islands welcomed Troy Brown as the new Site Authority Manager.
- Interim President Andrzejewski reported on a successful visit to the Santa Rosa Island Research Station with retirees, donors, students, and faculty members.

- CSU Channel Islands continued engagement with regional workforce development partners, including Naval Base Ventura County and Fathomwerx, to support student career pathways and graduate opportunities.
- CSU Channel Islands continued outreach and partnership efforts with regional educational institutions, including Oxnard School District, Rio School District, Moorpark College, Ventura College, and the California Community Colleges Chancellor’s Office, to strengthen transfer pathways and student recruitment.
- CSU Channel Islands hosted the Third Annual Women’s Business Conference in partnership with the West Ventura County Business Alliance. The event was sold out in advance of the conference.
- The School of Education successfully hosted the 10th Annual Conference for Social Justice on campus.
- CSU Channel Islands received the 2026 Carnegie Community Engagement Classification, a national recognition of the University’s community engagement efforts.
- Professor Maricela Becerra Garcia received the CSU Board of Trustees Wang Family Excellence Award for Student Success Innovation, and Professor Heather Castillo received the CSU Board of Trustees Wang Family Excellence Award for Teaching Excellence.
- Assemblymember Jacqui Irwin recognized Michael Soltys, Professor of Computer Science, with an Educator of the Year award.

ADJOURNMENT

There being no further business, the meeting was adjourned at 6:30 p.m.

APPROVED

California State University Channel Islands Site Authority Board

<i>Christina Sotelo</i>	06/22/2026
<small>Christina Sotelo (Jun 22, 2026 13:26:43 PDT)</small>	
Christina Sotelo, Secretary	Date